

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, January 20, 2015

PRESENT: Adam Chapdelaine, Robert Jefferson, Mark Miano, Bill Hayner, Allen Reedy

ABSENT: Michael Boujoulian, John Cole, Suzanne Robinson, John Maher

GUESTS: Burt Barachowitz – PMA
Brian DeFillipis - PMA
Eric Ammondson – Ammondson Architects
Jeff Shaw – Donham & Sweeney
Captain J. Flaherty, APD
Chief F. Ryan, APD

Meeting was called to order at 7:30 p.m. by Adam Chapdelaine, acting Chair

Central Fire Station

Schedule and progress

Burt from PMA updated the committee on the progress at the site and reviewed the schedule. Certain items addressed were problems with the overhead doors, stair 1, roof penetrations, tel/com issues, mantle, mechanical room piping, water & gas, MEP ongoing, painting, basement garage door and leak repairs at the roof cornice.

Jeff Shaw reviewed budget and explained any new expenses and change orders.

Motion by Bill Hayner, 2nd by Alan Reedy to approve PCO # 16a1, 31, 38 and 40. These PCOs will be included in Change Order #4. Passed unanimously.

Motion by Bill Hayner, 2nd by Alan Reedy to approve BBB pay req # 6 for a total of \$514,993. Passed unanimously.

Jeff Shaw then reviewed information on apparatus floor top coat finish. Chief Jefferson explained the research he had done with different products and needed more time to consult with Jeff Shaw. Burt from PMA updated committee on Sprint lines and delays.

Community Safety Building

ACSB Phase 3 Items discussed:

Eric Ammondson gave update. Discussed meeting from Friday 1/16/15 where subcommittee reviewed VE list (see attached) and made recommendations. Adam Chapdelaine reviewed budget and the original \$1.6M shortfall. Adam noted that Capital had increased the budget to \$7.6 M leaving an approximate \$500,000 shortfall.

After discussion of VE list and shortfall, Motion by Allan Reedy, 2nd by Bill Hayner to reduce contingency in budget to 12.5 % from 15 %. Motion passed unanimously.

Motion by Chapdelaine, 2nd by Hayner to accept committee recommendation for VE list.

Motion passed unanimously.

Ammondson recommended the PTBC accept the Town's 4 proprietary items. (see attached)
Motion by Hayner, 2nd by Miano to accept Town's proprietary list. Motion passed unanimously.

ACSB Phase 2

Chapdelaine updated on phase 2 water issue. Wes has finished all repairs and Town would like to do one more water test. If water test is successful the Town will pay remaining funds that were held to Wes as well as their \$100,000 claim.

Wes submitted substantial completion dates of 5/8/2014 for all of the building with the exception of the west curtain wall which will be 11/29/14. Motion by Reedy, 2nd by Miano to accept the two substantial completion dates. Motion passed unanimously.

Invoices approved

Motion by Jefferson, 2nd by Hayner to approve Vertex invoice #0027078 for a total not to exceed \$4348.20. This is subject to review and approval by D & S and PMA. Passed unanimously.

Motion by Hayner, 2nd by Miano to approve Vertex invoice # 0029648 for a total of \$4422.24. Passed unanimously.

Motion by Hayner, 2nd by Miano to approve PMA invoice #03304-42 for a total of \$16,146.06. Passed unanimously.

Motion by Hayner, 2nd by Miano to approve D & S invoice #00013 for a total \$18,909.10. Passed unanimously.

PSI invoice #00340993 was held until approval by D & S and PMA.

Meeting adjourned at 8:52 p.m.

Respectfully submitted,

Robert J Jefferson

ARLINGTON CENTRAL FIRE STATION

Meeting Notes

20 January 2015

Present:	John Cole	Chair, Permanent Town Building Committee
	Alan Reedy	PTBC
	Bill Hayner	PTBC
	Adam Chapdelaine	Town Manager
	Mark Miano	Supervisor of Maintenance
	Bob Jefferson	Fire Chief
	Burt Barachowitz	Clerk, PMA
	Brian DeFellipis	Owners Project Manager, PMA
	Jeff Shaw	D&S
Distribution:	PTBC	via – John Cole
	Eileen Messina	Town of Arlington
	Bob Jefferson	Fire Chief
	Brian DeFellipis	Owners Project Manager, PMA
	Burt Barachowitz	Clerk, PMA
	Riaan Kotze	D&S
	Jeff Shaw	D&S
	File: 0813.6:2.2	

Burt gave a project update; Overhead door conflicts involve raising the installed piping above the height of the center doors for ladder truck. Stair 1 is now installed and will allow access to the basement. MEP work is ongoing. Painting is continuing at 2nd floor. Basement garage door structural work is beginning. Leak repairs at the cornice joints have been completed.

Sprint and Verizon temporary service are underway. This work is slow because Verizon and Sprint are working the payment through their large organizations.

Committee discussed the options for finishing the apparatus slab. Fire Chief is continuing to receive feedback from existing locations where these products have been used. D&S to look into whether the warranties would be valid if chains are used on the trucks.

The project budget was reviewed. Committee voted to approve PCO's #16a1, 31, 38 & 40. These will be included in Change Order #4.

Application for payment #6 was approved

ARLINGTON CENTRAL FIRE STATION RENOVATION

PROJECT BUDGET

Revised 20 January 2015

	Project Budget	Spent To Date	
	BID	CONST.	
	June-2014	December-2014	
Construction Cost - Through Payment Application #6	\$4,793,000	\$2,482,918	20-Jan
Hazmat Project	\$20,276	\$32,585	18-Nov
Masonry Waterproofing	\$0	\$22,742	20-Jan
Adjustments/Change Orders - See below	\$0	\$206,005	20-Jan
Adjusted Hard Cost	\$4,813,276	\$2,744,250	17-Jun
Architectural and Engineering fees	\$450,000	\$355,409	7-Jan
Allowance: extra services, change orders	\$12,000	\$0	18-Nov
Reimbursable expenses	\$2,000	\$248	18-Nov
LEED management fee during design and construction	\$20,000	\$12,500	18-Nov
Energy Modeling	\$10,000	\$10,000	18-Nov
Tower Leak Testing	\$8,068	\$9,381	4-Nov
Topographic and Utility Survey	\$4,400	\$4,400	17-Jun
Hazardous Materials Survey	\$1,900	\$1,900	17-Jun
Hazardous Materials Monitoring	\$3,300	\$19,688	10-Jan
Sewer Line Replacement	\$1,000	\$0	17-Jun
Geotechnical Engineer*	\$0	\$6,021	4-Nov
Commissioning Agent	\$23,145	\$6,968	30-Sep
LEED registration and certification fees	\$4,000	\$2,800	2-Sep
Owner's PM & Clerk of the Works	\$180,000	\$95,036	18-Nov
Additional Cost Estimate (PMA)	\$6,800	\$6,800	17-Jun
Construction Testing	\$20,000	\$1,125	18-Nov
Printing bid sets and advertising	\$1,000	\$177	30-Mar
Furnishings (\$5.65/SF)	\$100,000	\$0	17-Jun
Allowance for Utility Backcharges	\$25,000	\$28,099	5-Aug
Allowance for Computer & Network (by Fire Dept.)	\$30,000	\$0	17-Jun
Allowance for Movable Equipment (by Fire Dept.)	\$10,000	\$0	17-Jun
Allowance for Telephone System (by Fire Dept.)	\$0	\$0	17-Jun
Allowance for Security and CCTV (by Fire Dept.)	\$40,000	\$0	17-Jun
Allowance for Plymovent	\$20,000	\$0	17-Jun
Allowance for LW Bills	\$30,000	\$0	17-Jun
Moving & Storage Expenses	\$20,000	\$0	17-Jun
Temporary Housing for Fire Fighters & Apparatus	\$25,000	\$0	17-Jun
Soft Cost	\$1,047,613	\$560,552	
Project Contingency	\$346,000	\$78,123 remaining	
Total	\$6,206,889		

* = Expense Post-Bid

Bold = Overbudget

Owners Contingency

\$134,495

PCO's Approved		Amount	Total	CO#
1	Resilient Flooring FSB Change	\$35,638		1
2	Removal of cinder at Bathrooms	\$3,799		2
3	RFP - 6 Electrical requirements for EF-3	\$0		1
4	Chip concrete from beams	\$3,789		3
5	RFI - 007 Add blocking at truss infill	\$2,202		2
6	RFP - 1 Trench Drains	\$18,423		2
8b	RFP -5 Basement Center Wall 1/2 Replacement	\$21,397		2
10	ASI -005 2nd floor bathroom changes	\$2,678		3
11	CCD 1 Removal of remaining basement slab	\$16,545		2
12	Plumbing to Chief's Bathroom	\$8,284		3
13	ASI 9 - Add Acoustic insulation at bedrooms	\$3,741		2
14	Additional Roof drain plumbing	\$2,778		3
15	Decorative Mantle	\$9,529		3
16a	RFP - 8, Sprint Conduit & Ref. Lines at Conf Room	\$10,905		3
16b	RFP - 8, Plumbing venting from u.g. tanks	\$16,381		3
17	Additional plumbing at room 222	\$3,725		3
18	Apparatus Truck Fill size increase	\$2,001		3
19	CCD 2, Removal of under slab soils	\$17,105		4
20	Patch Overhead Door frames (lower 3')	\$10,293		3
23	RFP - 12 Omit catwalk rework	(\$4,867)		3
26	Change Materials of Front Door	\$929		3
27	Demolish remaining NStar Box & Conduit	\$1,211		3
28	ASI -20 Chase for app exhaust in closet	\$709		3
32	RFP - 16 1 1/2" SS Handrail @ Stair 3	\$627		4
36	RFP - 19 Roof flashing repairs, main roof	\$7,967		4
			\$195,789	

PCO's Recommended for Approval				
16al	Credit for unused Sprint Conduit	(\$2,181)		
31	RFP - 7 Basement Oil Tank floor/ceiling	\$9,623		
38	Door Hardware	\$1,311		
40	Upgrade exterior railings to galvanized	\$1,463		
			\$10,216	

PCO's in Negotiation				
16c	RFP - 8, Conference Rm, casework & int. windows	\$11,724		
22	Power for Memorial Park Lighting	\$6,421		
24	CCD 3, Removal of Topping Slab - work in progress	\$9,776		
24r1	Removal of Topping Slab - remainder	\$15,000		
29	RFP - 10 Basement Overhead Door rework	\$3,178		
30	RFP - 17 Repair to Cornice Jts at windows (3jts)	\$6,763		T&M
33	ASI - 25 Replace roof drain	\$2,315		
35	Infill 1st floor slab at lobby	\$1,965		
39	Epoxy Injection of Concrete Slab	\$2,178		T&M
41	Paint Interiors of Existing Windows	\$9,645		
			\$68,965	

Potential Change Orders (not yet submitted)		Amount -guess		
Additional basement slab concrete		\$6,000		
Infill masonry opening at tower		\$1,500		
Replace precast at Basement Ovhd Doors		\$4,000		
Additional plumbing at Extractor drain		\$1,000		

68 Harrison Avenue
Boston MA 02111
617 423 1400
dickens@downing.org

4 Head Tide Church Rd.
Post Office Box 265
Aina ME 04535
207 535 6000

Remove additional contaminated soils	\$4,000		
RFP – 11b, installation of topping slab	\$10,000		
RFP – 13 Trim out steel beam in dining room	\$2,000		
RFP – 14 Credit for basement slab dowelling	(\$10,000)		
RFP – 15 Credit for Apparatus slab repair	(\$20,000)		
RFP – 20 Alteration of Stair Support	\$2,500		
		\$0	
Total Approved & Recommended Change Orders		\$206,005	
Total Potential Change Orders		\$69,965	
Total Exposure		\$275,970	

Note: Claim for Delays (\$100,000) from unforeseen conditions was rejected 12/22. However we anticipate a revised claim will be submitted.

Copy: John Cole, Chair, Arlington Permanent Building Committee, Robert Jefferson, Fire Chief
File: 0813: 7,11

Arlington Community Safety Building Phase 3
Value Management

No.	Location	Description	Suggested 8y	Date	Estimated Cost/Savings	For PTBC Approval	Approved/R ejected by PTBC	Comments	AA Response
Potential Construction Cost Savings Items									
1	Roof	Delete Alt.#1 Roof Replacement	PMA	1/13/2015	\$260,580	YES	YES	Roof condition is acceptable. Defer replacement	Agree
2	General	Remove permit fee	PMA	1/13/2015	\$53,119	YES	YES	No charge for Town project	Agree
3	Atrium	Change terrazzo floor finish	PMA	1/13/2015	\$40,000			\$107,000 in estimate	Do not recommend. Terrazzo is the appropriate material for this space and will provide the best long-term value and maintenance.
4	Detention	Keep existing epoxy floor finish/ Resurface after repairs.	PMA	1/13/2015	\$8,000	YES	YES	50% of area remains unchanged, floor in good condition	Agree. Consider resurfacing following repairs.
5	Atrium	Change terrazzo stair finish	PMA	1/13/2015	\$15,000			Consider other options	See Item 3
6	Elevator	Delete elevator cab upgrade	PMA	1/13/2015	\$20,000			Defer work or reduce scope	Do not recommend. The goal is to provide the appearance of a new building, particularly in public areas.
7	Atrium	Change atrium railings from glass to misc. metals	PMA	1/13/2015	\$25,000				Do not recommend. Glass railing system is integral to redesign of bldg.
8	118	Keep existing shift commander casework, replace counter	PMA	1/13/2015	\$12,000			Cabinets in good condition	Do not recommend. APD reports cabinet construction is poor.
9	Interior	Delete visual display boards purchased by owner	PMA	1/13/2015	\$3,000	YES	YES	Save GC markup	Agree
10	General	Include allowance for HAZMAT	PMA	1/13/2015	-\$10,000	YES	YES	Should include an allowance	Agree
11	Roof	Delete roof hatch	AA	1/16/2015	\$9,100			Safety concern for roof access for maintenance.	Do not recommend
12	General	Eliminate electronic key cabinet	AA	1/16/2015	\$43,763			Functional issue / Key cabinet is required for accreditation	For discussion
13	239	Eliminate acoustical partition	AA	1/16/2015	\$40,002	YES	YES	Functional issue/ AP0 needs small conference room at 2nd floor.	Do not recommend
14	210	Reduce work in Men's WC	AA	1/16/2015	\$15,000			Keep existing wall and floor finishes and wet wall (damaged by chronic water leakage)	Do not recommend. This area gets heavy usage.
15	211/212	Reduce work in Men's Shower	AA	1/16/2015	\$30,000			Keep existing finishes and wet wall (room size reduced by increased Men's Locker Room size)	Do not recommend. This area received heavy damage during leakage and is heavily used.

Arlington Community Safety Building Phase 3
Value Management

16	224/240	Reduce work in public WC's	AA	1/16/2015	\$30,000	Keep existing floor and wall tile upgrades.	Do not recommend. These areas need upgrades.
17		Eliminate conditioning of Atrium	AA	1/16/2015	\$112,000	Defer for future project	Do not recommend. This entire space needs to be upgraded.
18		Eliminate membrane flooring in mechanical penthouse	AA	1/16/2015	\$22,904	Area is not coated now. Building has suffered from prior leakage.	Do not recommend
					<u>\$729,468</u>		
					<u>\$354,701</u>		
					<u>\$354,701</u>		
Potential Project Soft Cost Savings							
General		Reduce construction contingency to 12.5% of construction	PMA	1/13/2015	\$136,000	YES	Agree
230		Reduce scope of evidence processing equipment	AA	1/16/2015	\$10,000	YES	Agree
163/164		Delete firing range equipment	PMA	1/13/2015	\$138,509	Some equipment could be deferred	For discussion
General		Tel/Data scope to be in GC contract	PMA	1/13/2015		Defer to future	Do not recommend. This is not in our scope.
General		Reduce scope of new furniture	AA	1/16/2015	\$30,000	Only add furniture where necessary	For discussion
General		Telephone system funded by different budget	AA	1/16/2015	\$50,000	YES	Agree
					<u>\$364,509</u>		
					<u>\$60,000</u>		
					<u>\$196,000</u>		
Potential Add/Deduct Alternates							
13	Alt	Include all new door hardware (locksets only)	PMA	1/13/2015	-\$35,000	YES	Do not recommend
					<u>-\$35,000</u>		
					<u>-\$35,000</u>		
					<u>\$379,701</u>		
					<u>\$515,701</u>		
Grand Total PTBC Approved Changes							

We will survey doors but this may not be warranted. Assume 50 doors

20 January 2015

John Cole
Chairman, Permanent Town Building Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02474

Re: Proprietary Specifications
 Arlington Community Safety Building Renovations, Phase Three
 Arlington, MA

Dear Mr. Cole:

With this letter, we request that the Permanent Town Building Committee approve our recommendation to use proprietary specifications for the following products to be utilized on Phase Three of the Arlington Community Safety Building Renovations:

Removable Core Cylinders by Best.

All new keyed doors and replacement door hardware shall utilize Best removable core cylinders to match Town of Arlington standards.

Panic Hardware by Von Duprin.

All door panic hardware shall be manufactured by Von Duprin to match Town of Arlington standards.

Fire Alarm Control Panel by Notifier.

The new fire alarm control panel shall be manufactured by Notifier to match Town of Arlington standards.

Building Management System by Johnson Controls.

The building management system for the building shall be by Johnson Controls Company to match Town of Arlington standards.

Please do not hesitate to contact me if you require any additional information.

Sincerely,

Ammondson Architects, Inc.



Eric Ammondson, AIA, LEED AP
President

cc: file